

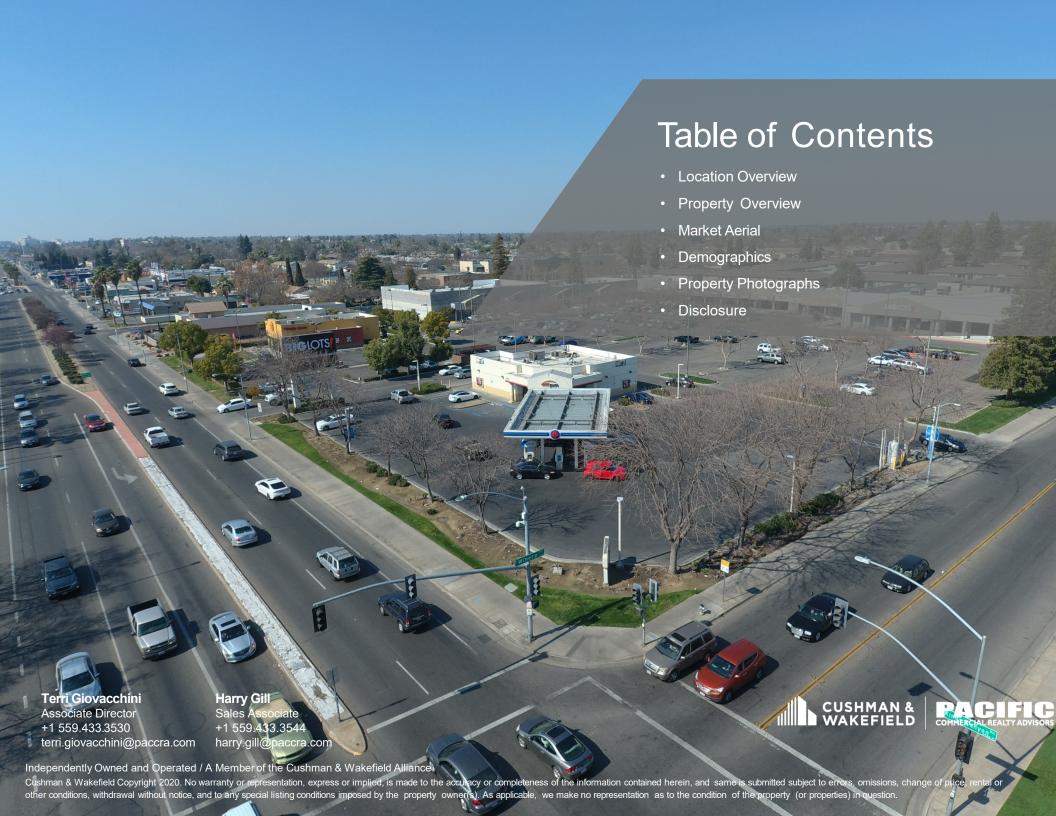




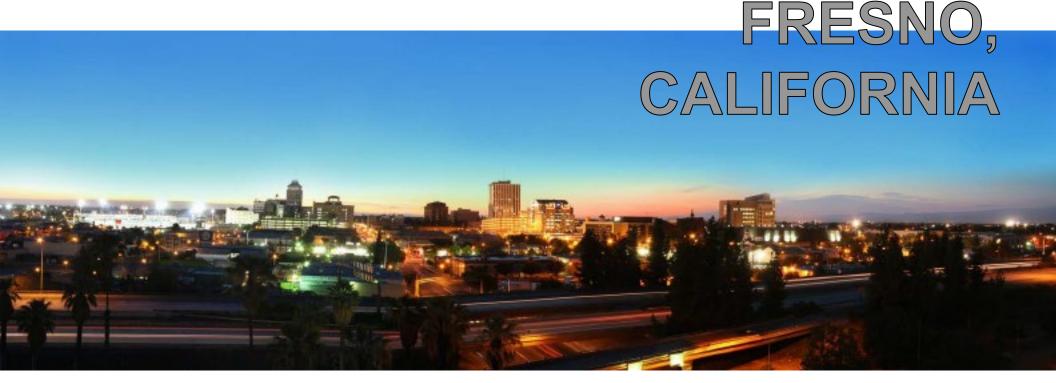




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### **Location Overview**



FRESNO is located in central California, within a three hour drive from Los Angeles, the San Francisco Bay Area, and Sacramento. Fresno is California's 5th largest city.

The unincorporated area and rural cities surrounding Fresno remain predominantly tied to large-scale agricultural production. Fresno County is known as the Agricultural Capital of the World producing 350 crops worth approximately \$6.8 billion.

Fresno County is home to several universities, such as California State University - Fresno, University of Phoenix, National University, Fresno Pacific University, Fresno City College, West Hills Community College, as well as an abundance of trade and technology institutions.

# ECONOMIC HUB

FRESNO SERVES AS THE ECONOMIC HUB of Fresno County and California's San Joaquin Valley. Since the 2010 census, the population of Fresno County has grown by 3.6

percent. According to the California Department of Finance population projections, the county will grow to over 1 million residents by the year 2020.

972,297



FRESNO COUNTY POPULATION (ESTIMATED)



SALE PRICE: \$5,500,000 \$5,300,000

PROJECTED INCOME FOR 2020 IS \$600,000.00 NET

### Highlights

This high volume ARCO am pm is strategically located at the NWC of Kings Canyon and Winery. Situated in the South East Fresno retail corridor featuring several national tenants, such as Walmart, CVS, Walgreens, Big Lots, McDonalds, El Pollo Loco, Panda Express, and several other national and regional tenants. Also, Sunnyside High School and the Internal Revenue Service are located nearby and the biggest employer of this community.











# Demographics









1 Mile

3 Miles

#### **TRAFFIC COUNTS:**

Kings Canyon Road

S. Chestnut Avenue

23,744 VPD

24,337 VPD

### NEIGHBORHOOD DEMOGRAPHICS

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**Harry Gill** 

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POPULAT

POPULATION

29,265

151,917

5 Miles 302,977



MEDIAN HOUSEHOLD INCOME

\$33,617

\$42,246

\$44,290



HOUSEHOLD (CURRENT)

8,349

40,754

88,349

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# **Property Photographs**









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Exclusively Offered By:

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# Offering Memorandum Disclaimer

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